



BOARD OF ZONING APPEALS DIVISION I

April 7, 2026

Case Number: 2026-DV1-004
Address: 6535 North Olney Street (approximate address)
Location: Washington Township, Council District #3
Zoning: D-2
Petitioner: Chris Schmidt
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a privacy fence not to exceed twelve (12) feet in height in the rear yard (maximum height six feet permitted in rear yards).

Current Land Use: Single-Family Dwelling

Staff Recommendation: Staff recommends denial of this petition.

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was previously continued from the March 3, 2026, hearing, to the April 7, 2026, hearing, in order to meet the legal notice requirements.

STAFF RECOMMENDATION

Staff recommends **denial** of this petition.

PETITION OVERVIEW

- ◇ Development Standards of the Consolidated Zoning and Subdivision Ordinance permits a maximum fence height of six (6) feet in the rear yard. The purpose of the height limitation is to create an open appearance among dwellings, prevent blocking views, limit the negative visual impacts on adjacent properties, and prevent a canyonized effect when multiple tall fences are permitted in the same area.
- ◇ The height requirements are in place to limit bulk, create a consistent density and intensity, and keep the environment at a human-scale. This regulation limits the number of “walls” or abnormally tall structures that can be built to ensure neighborhood compatibility and to prevent unreasonable blockage of sunlight.
- ◇ The fence could be built as proposed in the rear yard with a height of 6 feet. In addition, supplemental plantings with no height restriction could be added to increase any needed additional height, barrier, or security.



GENERAL INFORMATION

Existing Zoning	D-2	
Existing Land Use	Single-Family Dwelling	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Surrounding Context
	North:	D-2 Single-Family dwelling
	South:	D-2 Single-Family dwelling
	East:	D-2 Single-Family dwelling
	West:	D-2 Single-Family dwelling
Thoroughfare Plan		
North Olney Street	Local Street	50-foot existing and proposed right-of-way.
Context Area	Metro area	
Floodway / Floodway Fringe	No	
Overlay	N/A	
Wellfield Protection Area	No	
Site Plan	January 5, 2026	
Elevations - Fence	January 5, 2026	
Landscape Plan	N/A	
Findings of Fact	January 5, 2026	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends Suburban Neighborhood typology for the site.

Pattern Book / Land Use Plan

- The Pattern Book recommends the Suburban Neighborhood typology which is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected, and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.



Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.

ZONING HISTORY

N/A

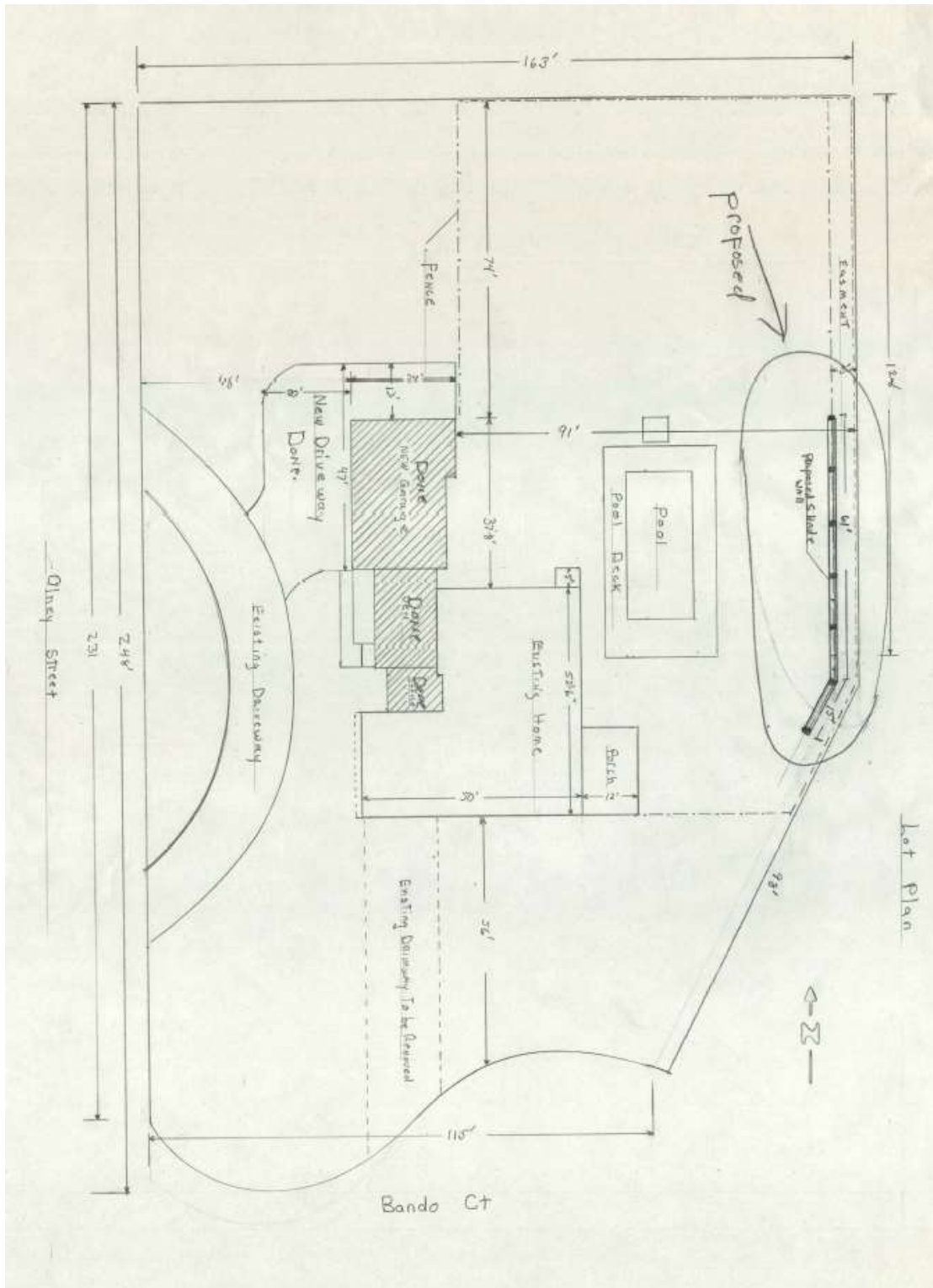
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EXHIBITS

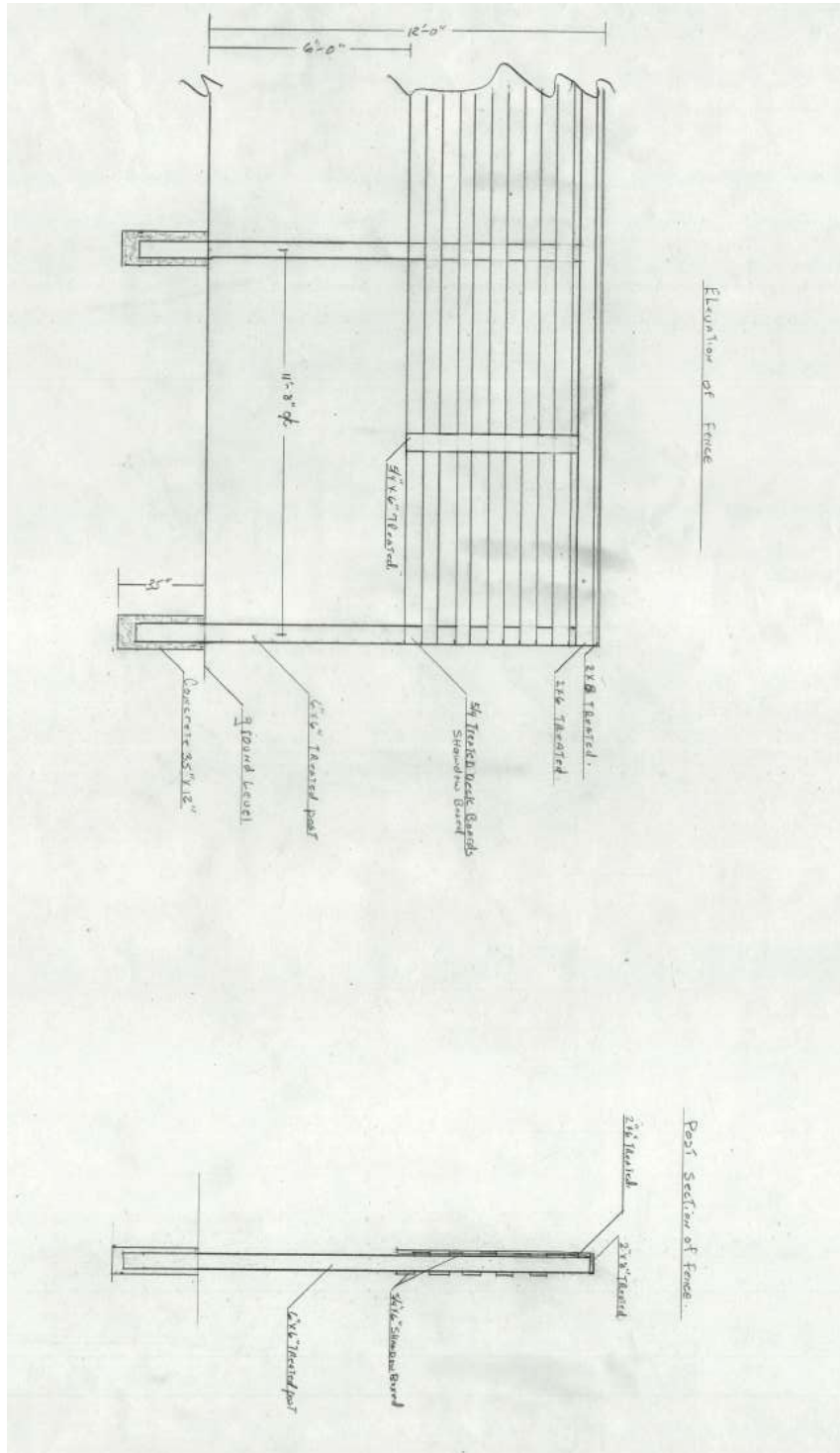
Location Map



Submitted Site Plan



Submitted Fence Elevations





Findings of Fact

Petition Number _____

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

Proposed fence wall will be 5 feet
from property line and visible by 3 Highways.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Being a decorative wall and adding privacy
for neighbor

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Inground pool neighbor built 2 story deck
overlooking our pool area.

DECISION

Photographs



Subject property looking northeast.



Subject property looking east from Olney Street.



Subject property proposed fence looking northeast.



Subject property proposed fence looking north.